Board of County Commissioners

Public Hearings

March 5, 2024



Marbella Reserve Preliminary Subdivision Plan

Case: PSP-22-03-091

Applicant: Stephen Allen, Civil Corp Engineering, Inc

District: 3

Acreage: 4.40 gross acres

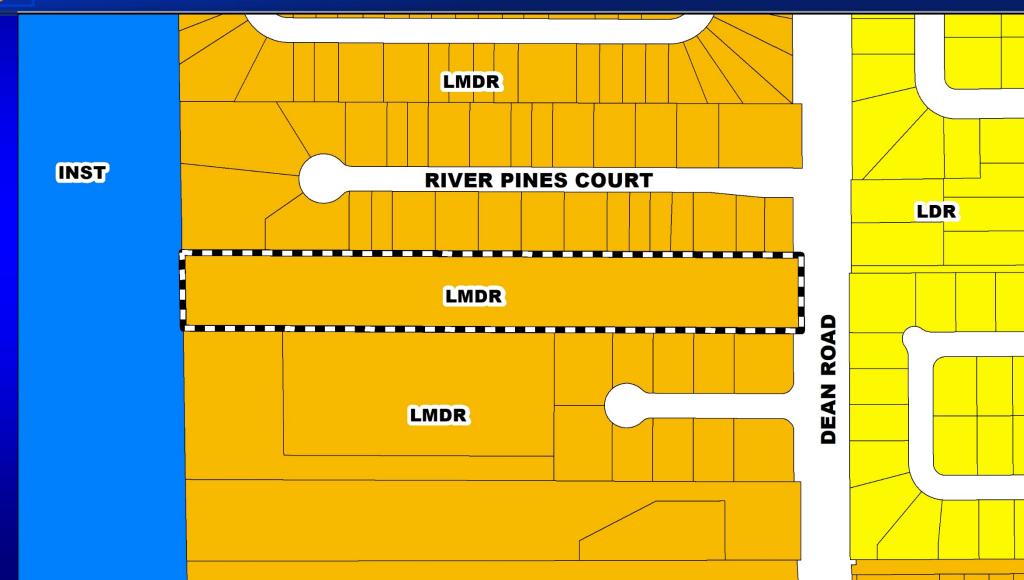
Location: Generally located south of East Colonial Drive, north of State Road 408, west of North

Dean Road, and east of Econlockhatchee Trail.

Request: To subdivide 4.40 acres to construct 12 single-family residential dwelling units.

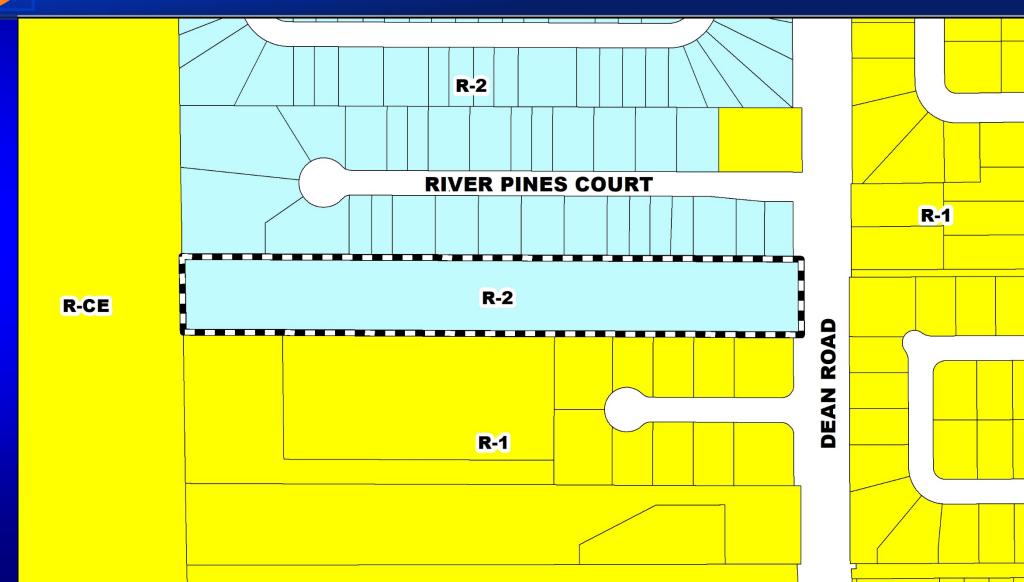


Marbella Reserve Preliminary Subdivision Plan Future Land Use Map





Marbella Reserve Preliminary Subdivision Plan Zoning Map



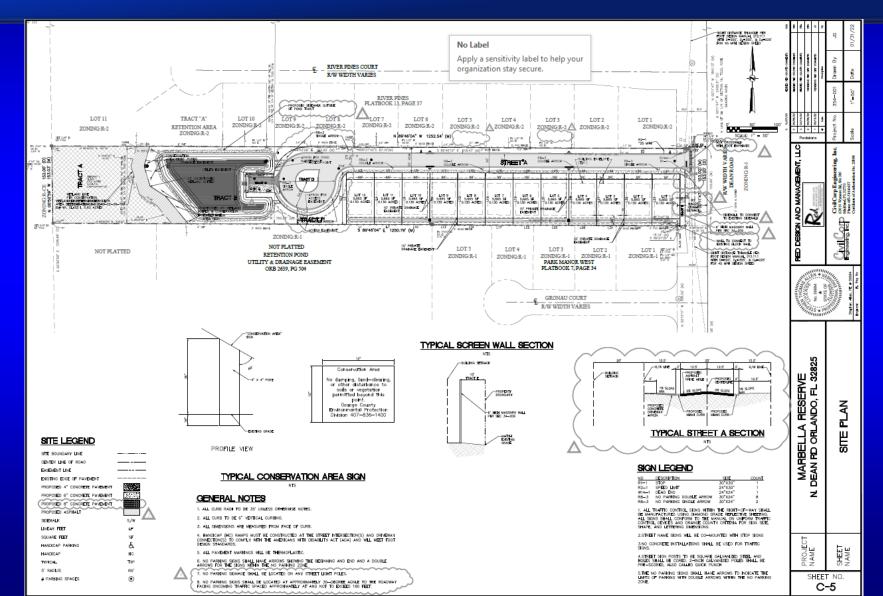


Marbella Reserve Preliminary Subdivision Plan Aerial Map





Marbella Reserve Preliminary Subdivision Plan Overall Preliminary Subdivision Plan





Marbella Reserve Preliminary Subdivision Plan New Conditions

- 23. The applicant/developer shall install or have caused to install a fence acceptable to County along the upland buffer line adjacent to and within Tract F connecting the existing stormwater pond fences to the north and south of this subdivision, prior to Certificate of Completion.
- 24. A 6 ft. tall opaque PVC fence shall be installed along the south property lines of Tract F, and Lots 1-12, prior to Certificate of Completion.



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Marbella Reserve Preliminary Subdivision Plan (PSP-22-03-091) dated "Received January 23, 2024", subject to the conditions listed under the DRC Recommendation in the Staff Report, with new Conditions 23 & 24.

District 3



Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan

Case: CDR-22-05-162

Applicant: Solange C. Dao, P.E., DAO Consultants, Inc.

District: 5

Acreage: 4.4 gross acres (overall PSP)

2.13 gross acres (affected area)

Location: Generally located south of East Colonial Drive, west of State Road 520, and north of

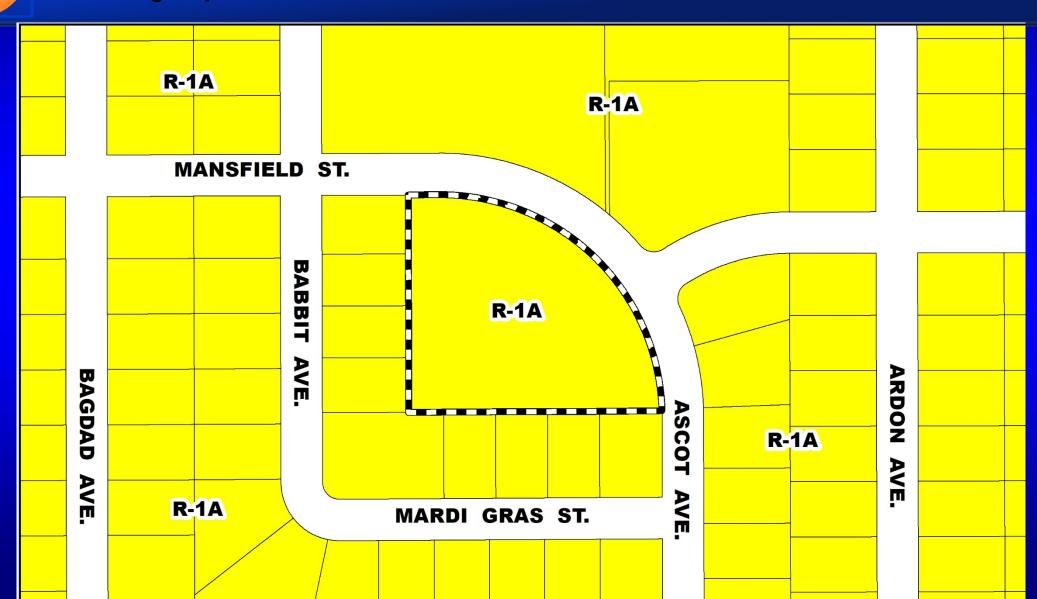
State Road 528.

Request: To reconfigure Lot A into four lots.

Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan Future Land Use Map



Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan Zoning Map

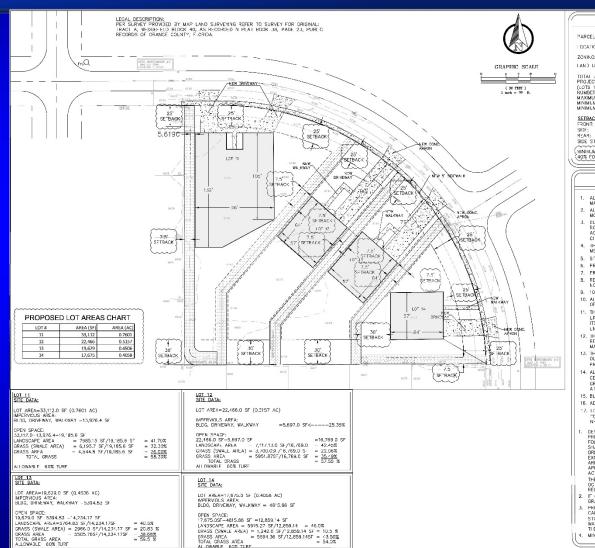


Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan Aerial Map

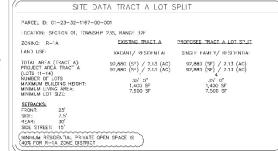




Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan **Overall Preliminary Subdivision Plan**



DAO CONSULTANTS, INC



GENERAL NOTES

- ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM SLOPE OF 5% AND A 2%
- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
- CURING CONSTRUCTION, WHEN COMBUSTBLES ARE BROUGHT ON THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 16, NEPA 1 2012 (FEPC 5TH EDITION).
- THE PROPOSED 4 LOTS SHALL JOIN EXISTING WEDGEHELD BLOCK 40 SUBDIVISION MISBU FOR ROADS AND DRAINAGE AND THE EXISTING MISBU FOR STREET LICHTING.
- SITE ACREAGE INCLUDING TRACT "A" S 2.13 ACRES.
- PROPOSED MINIMUM LOT WIDTH ALONG FRONT FDGE OF HOUSE 75 FFET.
- PROJECTED SCHOOL AGE POPULATION IS 8.
- B. RECREATIONAL FACILITIES ARE AVAILABLE ADJACENT TO THIS SITE ALONG THE NORTH SIDE OF MANSFELD STREET RIGHT-OF-WAY
- 9 TOO YEAR FLOOD PLAN IS NOT PRESENT ON THIS SITE
- ALL STREETS WITHIN THIS PLAN HAVE EXISTING PAVEMENT WITH A MINIMUM WIDTH OF 24 FEET.
- 11. THE PROJECTED AVERAGE DALLY TRAFFIC (ADT) FROM THIS DEVELOPMENT IS BASED LPON TRP CENERATION RATES FOR LAND LSE 270 (RESIDENTIAL PUD) PER THE ITE MANUAL IDTH EDITION IS AS FOLLOWS: ADT = 7.44 TRIPS PER RESIDENTIAL UNIT X 14 UNITS = 105 TRIPS/DAY.
- 12. THE PROPOSED METHOD OF STORMWATER COLLECTION, POLLUTION CONTROL AND RETENTION ARE PER RANGER DRAINAGE DISTRICT AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT APPROVED REQUIREMENTS.
- THE EXISTING STORM DRAIN SYSTEM WITHIN THE ASCOT AVENUE RIGHT-OF-WAY OUTFALLS TO THE EXISTING COLF COURSE LAKE TOT HE SOUTH OF THIS SUBJECT. PROPERTY WITH AN EVENTUAL OUTFAIL TO THE VETTELTON CANAL (NO.5).
- 14 ALL FINISHED FLOOR FLEVATIONS ARE ANTICIPATED TO BE 1.5' ABOVE THE EXISTING CENTER LINE STREET ELEVATIONS (PER RANGER DRAINAGE DISTRICT CITY LOT GRADING QUDELINES). ALL YARD GRADIENTS WILL SLOPE AWAY FROM THE HOUSE AT A MINIMUM OF 1.0% SLOPE.
- 15. BLOCK 40 IS CONTAINED WITHIN THE SUBDIVISION OF WEDGEFIELD.
- 16 ADJACENT ZONING IS R-14
- 17. LOTS WILL BE REQUIRED TO AMEND INTO EXISTING WEDGETELD HOW AND BE SUBJECT. TO ANY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS(COMP's) AS
- C PASSANCE CONTROL OF COMPANY LANGUAGES AND RESTRICTIONS OF A PROPERTY OF THE PROPERTY OF THE WEBGEFELD TO-LOT ADDITION, ELGC 40 PER LIMINATE COMPANY OF THE WEBGEFELD TO-LOT ADDITION, ELGC 40 PER LIMINATE COMPANY OF THE WEBGEFELD TO-LOT ADDITION, ELGC 40 PER LIMINATE COMPANY WITH A LIMINATE OF THE WEBGEFELD TO-LOT ADDITION, ELGC 40 PER LIMINATE COMPANY WITH A LIMINATE PROPERTY OF THE WEBGEFELD TO THE PROPERTY OF THE WEBGEFELD TO THE PROPERTY OF THE PROPERTY ORDINANCES AND EQUIDATIONS OF THE REPUBLIC TO THE EXTENTION OF THE EXTENT THE APPLICABLE LAWS, ORDINANCES, AND EQUILATIONS ARE EXPRESSLY WAYED OR MODIFIED BY THESE CONDITIONS, OR BY ACTION APPROVED BY THE GRANCE COUNTY BOARD OF COUNTY COMMISSIONERS, OR BY ACTION OF THE GOARD OF COUNTY COMMISSIONERS.

THE PRELIMINARY SUBDIVISION PLAN APPROVAL AUTOMATICALLY EXPIRES ON OCTOBER 10, 1996, IN ACCORDANCE WITH GRANGE COUNTY SUBDIVISION REGULATIONS, AS AMENDED.

- REGULATIONS, AS AMENDED.

 "FOR OURS FOR UTILITY CONNECTIONS ALONG BABBITT AVENUE AND MARDI
 GRAS STREET ARE NECESSARY, THOSE STREETS SHALL BE RESURFACED.
 PRIOR TO CONSTRUCTION FLAN APPROVAL, DOUGHENTATION WITH SUPPORTING
 CALCULATIONS SHALL BE SUBMITTED WHICH DEMONSTRATES THAT THE EXISTING STIDMWATER MANAGEMENT SYSTEM IS ACCEPTABLE TO THE ST, JOHN'S RIVER WATER MANAGEMENT DISTRICT AND RANGER DRAINAGE DISTRICTS TO ACCOMMODATE TILE PROPOSED IMPROVIDMENTS.

MINIMUM 1/CO SQUARE FEET OF LIVING AREA.

WEDGEFIELD 10 LOT ADDITION - BLOCK 40 PSP MANSFIELD ST AND ASCOT AVE | ORLANDO, FL 32833 LOT LAYOUT PLAN



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan (CDR-22-05-162) dated "Received January 3, 2024", subject to the conditions listed under the DRC Recommendation in the Staff Report

District 5

Board of County Commissioners

Public Hearings

March 5, 2024